

THE CITY OF CLAYTON

Board of Aldermen
City Hall – 10 N. Bemiston Avenue
June 24, 2014
7:00 p.m.

Minutes

Mayor Sanger called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Michelle Harris, Cynthia Garnholz, Mark Winings, Joanne Boulton, Alex Berger III, and Richard Lintz.

Mayor Sanger
City Manager Owens
City Attorney Heinz

Alderman Winings moved to approve the June 10, 2014 minutes. Alderman Garnholz seconded.

The motion to approve the minutes passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

None

PRESENTATIONS & ANNOUNCEMENTS

Mayor Sanger noted that Bill No. 6450 – Contract for the Alley Project has been withdrawn at the request of the contractor.

AN ORDINANCE TO CONSIDER APPROVING A FUNDING AGREEMENT WITH GTE PROPERTIES, LLC

City Manager Owens reported that GTE Properties, LLC has advised the City of its desire to redevelop property generally located in the southeast quadrant of the intersection of Meramec Avenue and Bonhomme Avenue by the potential use of economic development incentives. The City desires that GTE advance funds to the City to enable the City to pay certain preliminary start-up costs in connection with the City's consideration of establishing the proposed redevelopment area. The developer has agreed to reimburse the City for such professional services up to \$20,000. If the initial funds are depleted before execution of a redevelopment agreement, the developer must deposit additional funds with the City.

The proposed ordinance would authorize the execution of the preliminary funding agreement. Recommendation is to approve the ordinance.

Alderman Harris introduced Bill No. 6448, to approve a preliminary funding agreement for the Crossings in Clayton Redevelopment Project, to be read for the first time by title only. Alderman Garnholz seconded.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6448, to approve a preliminary funding agreement for the Crossings in Clayton Redevelopment Project, to be read for the second time by title only. Alderman Garnholz seconded.

City Attorney Heinz reads Bill No. 6448 for a second time; Alderman Harris – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; and Mayor Sanger – Aye. The Bill was adopted and became Ordinance No. 6324 of the City of Clayton.

AN ORDINANCE TO CONSIDER APPROVING A CONTRACT WITH BYRNE & JONES CONSTRUCTION FOR THE CLAVERACH PARK RESURFACING PROJECT

City Manager Owens reported that the Public Works Department is requesting approval of a construction contract for the Claverach Park Resurfacing Project. This project will include the replacement of curb ramps that do not meet ADA requirements, base repair where necessary, and the removal and replacement of two inches of asphalt surface.

Bids were opened at 2:05 pm on June 11, 2014. The City received four bids as shown on the attached bid tabulation. Byrne & Jones Construction submitted the lowest responsive, responsible bid in the amount of \$831,180.16. The final engineer's estimate was \$881,471.00, with bids ranging as high as \$911,609.00. The Capital Improvement Fund has \$1,200,000 budgeted for this activity in FY 2014.

The City Manager recommends approval of the construction contract with Byrne & Jones Construction for the bid value of \$831,180.16. This represents the base bid of \$531,180.16 plus the alternate (concrete base repair) of \$300,000.00. In addition to the contract amount, the City Manager requests authorization for himself or his designated representative to approve change orders in an amount not to exceed \$100,000, which is approximately 12% of the project cost. This contingency would be used to cover expenditures to correct unknown site issues that become apparent during the project. Work is expected to start in late July and finish in October.

Recommendation is to approve the ordinance authorizing a contract with Byrne & Jones Construction in the amount of \$831,180.16, plus a contingency of \$100,000 for the Claverach Park Resurfacing Project.

In response to Alderman Harris' question, City Manager Owens confirmed that the contingency clause is also included in the ordinance.

Alderman Harris introduced Bill No. 6449, to approve a construction contract for the Claverach Park Resurfacing Project, to be read for the first time by title only. Alderman Garnholz seconded.

In response to Alderman Garnholz's question, Dale Houdeshell explained that the \$300,000 alternate bid amount (separate from the contingency) is a unit cost to do base repair work. The alternate bid amount(s) are required as a back-up just in case it is needed to repair any underlying base work that is unknown prior to beginning the construction.

In response to Alderman Harris' question, Dale Houdeshell confirmed that they will be communicating information about the project to the residents via web site and mail. Steve Meyer added that the contractor will mail information to the residents and the City will also send a letter to the residents. Steve noted that the project will begin July 28 because the contractor has prior obligations to other projects. The project should be completed no later than October.

City Attorney Heinz reads Bill No. 6448, an Ordinance Approving a Contract with Byrne & Jones Construction for the Claverach Park Resurfacing Project for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Harris introduced Bill No. 6449, to approve a construction contract for the Claverach Park Resurfacing Project, to be read for the second time by title only. Alderman Garnholz seconded.

City Attorney Heinz reads Bill No. 6449 for a second time; Alderman Harris – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; and Mayor Sanger – Aye. The Bill was adopted and became Ordinance No. 6325 of the City of Clayton.

ALDERMANIC APPOINTMENTS TO THE BOARDS AND COMMISSIONS

In order to be consistent with the *Charter* requirements all appointments/assignments to the Boards and Commissions requires approval by the Board of Aldermen. The following elected officials have been recommended for assignment to the specified committee listed below:

Clayton Century Foundation

Alderman Michelle Harris
Alderman Rich Lintz

Sustainability Committee

Alderman Joanne Boulton
Alderman Rich Lintz

CRSWC

Alderman Alex Berger III
Alderman Joanne Boulton

Other

Alderman Michelle Harris-St. Louis County
Municipal League

Plan Commission/ARB

Alderman Mark Winings

Economic Development Advisory Committee

Alderman Cynthia Garnholz
Alderman Michelle Harris

Parks & Recreation Commission

Alderman Michelle Harris
Alderman Cynthia Garnholz

Public Art Advisory Committee

Alderman Joanne Boulton

Non-Uniformed Employees Retirement Fund Board

Alderman Alex Berger III
Alderman Joanne Boulton

Uniformed Employees Retirement Fund Board

Alderman Alex Berger III
Alderman Joanne Boulton

Alderman Harris moved to approve the appointments. Alderman Garnholz seconded.

The motion passed unanimously on a voice vote.

Other

Alderman Berger expressed his deepest sympathies at the loss of Rick Beard. He stated that Rick held a significant role to the City and the community as a member of the Uniformed Employees' Retirement Fund Board bringing his expertise and advice in leading the Board. Rick was a graduate of Clayton High School, graduate of West Point Military Academy, and Harvard Graduate School of Business. Rick was a devoted husband and father who will be sorely missed in the community.

Alderman Lintz moved that Board adjourn to a closed meeting, with a closed vote and record, as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, and to discuss matters related to negotiation of a contract pursuant to Section 610.021(12), RSMo. and/or proprietary information pursuant to Sec. 610.021(15). Alderman Boulton seconded the motion.

Alderman Harris – Aye; Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; and Mayor Sanger – Aye.

There being no further regular business the meeting was adjourned at 7:15 p.m.

Mayor

ATTEST:

City Clerk